



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

4-1

SUBDIVISION REVIEW BOARD

Promoting the wise use of land
Helping build great communities

MEETING DATE June 5, 2006	CONTACT/PHONE Stephanie Fuhs (805) 781-5721	APPLICANT Carlos Castaneda	FILE NO. CO 05-0207 SUB2005-00115
SUBJECT Hearing to consider a request by Carlos Castaneda for a Vesting Tentative Parcel Map (CO 05-0207) to subdivide an existing .56 acre parcel into three parcels of 6,526, 7,004 and 10,892 square feet each for the purpose of sale and/or development. The project also includes a request for an exception to the setback standards included in Section 22.10.140 of the Land Use Ordinance to allow a 24 foot, 7 inch front setback for an existing residence instead of the required 25 foot front setback. The project includes off-site road improvements to 16th Street. The proposed project is within the Residential Single Family land use category and is located on the west side of 16th Street (at 1350 16th Street), between Wilmar Avenue and The Pike in the community of Oceano. The site is in the San Luis Bay (Inland) planning area.			
RECOMMENDED ACTION Approve Vesting Tentative Parcel Map CO 05-0207 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION A Class 15 Categorical Exemption was issued on May 2, 2006 (ED 05-427).			
LAND USE CATEGORY Residential Single Family	COMBINING DESIGNATION Airport Review Area	ASSESSOR PARCEL NUMBER 062-282-007	SUPERVISOR DISTRICT(S) 4
PLANNING AREA STANDARDS: 22.106.070 – Oceano Urban Area Standards			
LAND USE ORDINANCE STANDARDS: 22.22.080 – Subdivision Design Standards for the Residential Single Family land use category 22.10.140 - Setbacks			
EXISTING USES: Single family residence			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Single Family/Residences <i>South:</i> Residential Single Family/Residences <i>East:</i> Residential Single Family/Residences <i>West:</i> Residential Single Family/Residences			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Oceano/Halcyon Community Advisory Counsel, Public Works, Environmental Health, County Parks, CDF, Oceano Community Services District, ALUC, APCD			
TOPOGRAPHY: Mostly level		VEGETATION: Grasses, ornamentals	
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Community sewage disposal system Fire Protection: Oceano Community Services District		ACCEPTANCE DATE: March 14, 2006	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

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ORDINANCE COMPLIANCE:

Minimum Parcel Size

Section 22.22.080 of the Land Use Ordinance establishes standards for determining minimum parcel sizes in the Residential Single Family land use category. The standards are based on the type of access serving the property, the topography of the site, and the type of water supply and sewage disposal. Minimum parcel size is based on the largest parcel size as calculated by tests. The proposed parcels meet all requirements for 6,000 square foot parcels as follows:

TEST	STANDARD	MINIMUM PARCEL SIZE
Access	Located on a local street	6,000 square feet
Slope	Average slope is between 0 and 15%	6,000 square feet
Water Supply and Sewage Disposal	Community Water Community sewer	6,000 square feet

Quimby Fees

Title 21, the Real Property Division Ordinance, establishes an in-lieu fee for all new land divisions for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the land division. Payment of the parkland fee for all undeveloped parcels is required prior to map recordation.

Affordable Housing Fees

Sections 18.07 et. seq of Title 18 of the County Code establishes a fee of 3.5% of the public facility fee for all new land divisions. This allows recognized affordable housing projects to be exempted from public facility fees.

Design Standards

The proposed parcels are consistent with the design criteria set forth in Chapter 3 of the Title 21 of the Real Property Division Ordinance.

Section 22.10.140 – Setbacks: Required setbacks for parcels less than one acre in the Residential Single Family land use category are: 25 foot front, 10 foot rear and 5 foot side setbacks. The existing residence has a front setback of 24 feet, 7 inches. An exception to the front setback standards can be granted using a variable setback block adjustment. With this adjustment, the minimum front setback can be reduced to the average front setback for the existing dwellings in that block if 25 percent of the lots are developed and are in the same land use category. Ninety percent of the lots within this block are developed and within the Residential Single Family land use category, and the average front setback within this block is approximately 22 feet, therefore the adjustment can be supported.

PLANNING AREA STANDARDS:

22.106.070 – Oceano Urban Area Standards: Applicable standards in this section include compliance with the Oceano Specific Plan, a requirement for curb, gutter and sidewalk, and Airport Review Area development standards. As proposed and conditioned, the project meets these standards.

COMBINING DESIGNATIONS:

Airport Review Area: Projects within the Airport Review Area are required to comply with the standards of the Airport Land Use Plan for the Oceano County Airport and record an avigation easement prior to recordation of the final map. As proposed and conditioned, the project meets these standards.

COMMUNITY ADVISORY GROUP COMMENTS: No comments were received from the Oceano/Halcyon Community Advisory Council for this project.

AGENCY REVIEW:

Public Works - Supports with conditions

Environmental Health – Need final will serve letter prior to recordation and also need to build or bond for improvements prior to recordation of the final map

County Parks – No response received

Oceano Community Services District – Meet requirements of will serve letter

ALUC – No comments received

APCD – No comments received

LEGAL LOT STATUS:

The one existing lot was legally created by a certificate of compliance (C2005-0031) at a time when that was a legal method of creating lots.

FINDINGS - EXHIBIT A

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 15) pursuant to CEQA Guidelines Section 15303 because the project is located within an urbanized area that does not contain significant fish or wildlife habitat. Also, a Phase I surface survey was conducted on the property (Conway, February 2006) which found no evidence of cultural resources.

Tentative Map

- B. The proposed map is consistent with applicable county general and specific plans because it complies with applicable area plan standards and is being subdivided in a consistent manner with the Residential single family land use category.
- C. The proposed map is consistent with the county zoning and subdivision ordinances because the parcels meet the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance.
- D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because required improvements will be completed consistent with county ordinance and conditions of approval and the design of the parcels meets applicable policies of the general plan and ordinances.
- E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of single family residences and accessory structures.
- F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support single family residences and accessory structures.
- G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the project is located in an urbanized area that does not contain significant fish or wildlife habitat.
- H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.

Variable Setback Block Adjustment

- J. An exception to the front setback standard can be granted using a variable setback block because 90 percent of the parcels in the block are developed and the average front setback is approximately 22 feet. A setback for the existing residence of 24 feet 7 inches is above the average for the block and complies with the adjustment allowed by the Land Use Ordinance.

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EXHIBIT B

CONDITIONS OF APPROVAL FOR CO 05-0207 (CASTANEDA)

Approved Project

1. A vesting tentative parcel map (CO 05-0207 to subdivide an existing .56 acre parcel into three parcels of 6,526, 7,004 and 10,892 square feet each for the purpose of sale and/or development. The project also includes a request for an exception to the setback standards included in Section 22.10.140 of the Land Use Ordinance to allow a 24 foot, 7 inch front setback for an existing residence instead of the required 25 foot front setback

Access and Improvements

2. Roads and/or streets to be constructed to the following standards:
 - a. 16th Street widened to complete an A-2 section fronting the property.
3. A private easement be reserved on the map for access to lot 2.
4. All grading shall be done in accordance with Appendix 33 of the Uniform Building Code. All lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.
5. All driveways shall be constructed in accordance with County Standard Improvement Specification and Drawings. All driveways constructed on county roads require an encroachment permit

Improvement Plans

6. Improvement plans shall be prepared in accordance with San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include:
 - a. Street plan and profile.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Water plan (County Health).
 - d. Sewer plan (County Health).
 - e. Grading and erosion control plan for subdivision related improvement locations.
 - f. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.
7. The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

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8. The Registered Civil Engineer, upon completion of the improvements, must certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

Drainage

9. Submit complete drainage calculations to the Department of Public Works for review and approval.
10. If calculations so indicate, drainage must be retained in a drainage basin on the property. The design of the basin to be approved by the Department of Public Works, in accordance with county standards.
11. If a drainage basin is required, the drainage basin along with rights of ingress and egress be:
 - a. offered for dedication to the public by certificate on the map with an additional easement reserved in favor of the owners and assigns.

Utilities

12. Electric and telephone lines shall be installed underground.
13. Cable T.V. conduits shall be installed in the street.
14. Gas lines shall be installed.

Fire Protection

15. The applicant shall obtain a fire safety clearance letter from the Oceano Community Services District establishing fire safety requirements prior to filing the final parcel or tract map.

Parks and Recreation (Quimby) Fees

16. Unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, prior to filing of the final parcel or tract map, the applicant shall pay the in-lieu" fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total number of new parcels or remainder parcels shown on the map that do not already have legal residential units on them.

Affordable Housing Fee

17. Prior to filing the final parcel or tract map, the applicant shall pay an affordable housing fee of 3.5 percent of the adopted public facility fee effective at the time of recording for each residential lot. This fee shall not be applicable to any official recognized affordable housing included within the residential project.

Easements

18. The property owner shall grant an avigation easement to the county of San Luis Obispo. The avigation easement document shall be prepared, reviewed and approved by County Counsel prior to filing of the final parcel or tract map.

Landscape Plans

19. If a drainage basin is required, then submit detailed landscaping plans in compliance with Chapter 22.16/Section 23.04.180 et seq. to the Department of Planning and Building for review and approval prior to approval of improvement plans or filing of the final parcel or tract map, whichever occurs first. Said plans to include location, species, size, and method of maintenance of all proposed plant materials. All proposed plant materials shall be of a drought tolerant variety and be sized to provide a mature appearance within three years of installation. Plan to include:
- a. Drainage basin fencing, if the drainage basin has a depth of 2 feet or greater as measured from the top of the rim to the lowest portion of the basin.
 - b. Drainage basin perimeter landscape screening, if the basin is fenced
 - c. Landscaping for erosion control.
20. All approved landscaping shall be installed or bonded for prior to completion of the improvements or filing of the final parcel or tract map which ever occurs first, and thereafter maintained in a viable condition on a continuing basis. If bonded for, landscaping shall be installed within 90 days of completion of the improvements.

Additional Map Sheet

21. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:
- a. That the owner(s) of lot(s) 1-3 are responsible for on-going maintenance of drainage basin fencing in perpetuity, if a fenced basin is required.
 - b. That the owner(s) of lot(s) 1-3 are responsible for on-going maintenance of drainage basin / adjacent landscaping in a viable condition on a continuing basis into perpetuity, if a basin is required.
 - c. All driveways shall be constructed in accordance with County Standard Improvement Specifications and Drawings. All driveways constructed on county roads require an encroachment permit.
 - d. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed prior to occupancy of any new structure.

Covenants, Conditions and Restrictions

22. The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:
- a. On-going maintenance of drainage basin fencing in perpetuity, if a fenced basin is required.
 - b. On-going maintenance of drainage basin/adjacent landscaping in a viable condition on a continuing basis into perpetuity, if a basin is required.

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- c. Maintenance of common areas and access easements.
- d. Notification to prospective buyers that an additional map sheet was recorded with the final parcel or tract map. The restrictions, conditions and standards set forth in the additional map sheet apply to future development. It is the responsibility of the prospective buyers to read the information contained on the additional map sheet.

Miscellaneous

- 23. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and sewer, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
- 24. All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.

Staff report prepared by Stephanie Fuhs
and reviewed by Kami Griffin, Supervising Planner

STANDARD CONDITIONS OF APPROVAL FOR
SUBDIVISIONS USING COMMUNITY WATER AND SEWER

1. Community water and fire protection shall be obtained from the community water system.
2. Operable water facilities from an approved community water source shall be assured prior to the filing of the final map. A "final will serve" letter shall be obtained and submitted to the county Health Department for review and approval stating there are operable water facilities immediately available for connection to the parcels created. Water main extensions, laterals to each parcel and related facilities (except well(s)) may be bonded for subject to the approval of county Public Works, the county Health Department and the public water utility.
3. No residential building permits are to be issued until the community (public) water system is operational with a domestic water supply permit issued by the county Health Officer.
4. In order to protect the public safety and prevent possible groundwater pollution, any abandoned wells on the property shall be destroyed in accordance with the San Luis Obispo County Well Ordinance Chapter 8.40, and county Health Department destruction standards. The applicant is required to obtain a permit from the county Health Department.
5. When a potentially operational or operational auxiliary water supply in the form of an existing well(s) is located on the parcels created and approved community water is proposed to serve the parcels, the community water supply shall be protected from real or potential cross-contamination by means of an approved cross-connection control device installed at the meter or property line service connection prior to occupancy. (Chapter 8.30, San Luis Obispo County Ordinance)
6. Sewer service shall be obtained from the community sewage disposal system.
7. Prior to the filing of the map a "final will serve" letter be obtained and submitted to the county Health for review and approval stating that community sewer system service is immediately available for connection to the parcels created. Sewer main extensions may be bonded for, subject to the approval of county Public Works and sewer district.
8. No residential building permits shall be issued until community sewers are operational and available for connection.
9. An encroachment permit shall be obtained from county Public Works for any work to be done within the county right-of-way.
10. An encroachment permit shall be obtained from the California Department of Transportation for any work to be done on the state highway.
11. Any existing reservoir or drainage swale on the property shall be delineated on the map.
12. Prior to submission of the map "checkprints" to county Public Works, the project shall be reviewed by all applicable public utility companies and a letter be obtained indicating required easements.

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13. Required public utility easements shall be shown on the map.
14. Approved street names shall be shown on the map.
15. The applicant shall comply with state, county and district laws/ordinances applicable to fire protection and consider increased fire risk to area by the subdivision of land proposed.
16. The developer shall submit a preliminary subdivision guarantee to county Public Works for review prior to the filing of the map.
17. Any private easements on the property shall be shown on the map with recording data.
18. All conditions of approval herein specified, unless otherwise noted, shall be complied with prior to the filing of the map.
19. After approval by the Review Authority, compliance with the preceding conditions will bring the proposed subdivision in conformance with the Subdivision Map Act and county ordinances.
20. A map shall be filed in accordance with Subdivision Map Act and county ordinance prior to sale, lease, or financing of the lots proposed by the subdivision.
21. A tentative map will expire 24 months from the effective date of the approval. Tentative maps may be extended. Written requests with appropriate fees must be submitted to the Planning Department prior to the expiration date. The expiration of tentative maps will terminate all proceedings on the matter.



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SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING
4-11

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 11/13/05
FROM: [Signature]

FROM: ☒ - South County Team ☐ - North County Team ☐ - Coastal Team
LO

PROJECT DESCRIPTION: File Number: CO 05-0207
SUB2005-00115 Applicant: Castaneda
3 lot parcel map in Oceano, off 16th Street.
.56 acres total. APN: 062-282-007

Return this letter with your comments attached no later than: 11/29/05

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☒ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☒ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Recommend Approval - Stock Conditions Attached.

28 Dec 2005
Date

Goodwin
Name

5252
Phone

4-12
GENERAL APPLICATION

San Luis Obispo County Department of Planning and Building

SUB2005-00115 CO05-0207 CASTANEDA CAR

Parcel N

SUBDIVIDING A SINGLE .56 ACRE PARCEL
INTO THREE PARCELS

SLB/ OCHO

AR RSF

APPLICATION TYPE CHECK ALL THAT APPLY

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Public Lot | <input type="checkbox"/> Voluntary Merger | <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Lot Line Adjustment |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Tract Map | <input type="checkbox"/> Receiving Site | <input type="checkbox"/> Sending Site |
| <input type="checkbox"/> Condominium (new or conversion) | <input type="checkbox"/> Road Abandonment | <input type="checkbox"/> Road Name | |
| <input type="checkbox"/> Reversion to Acreage | <input type="checkbox"/> Reconsideration | | |

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name Carlos Castaneda Daytime Phone 431-9360
Mailing Address P.O. Box 430, Grover Beach, CA Zip 93483
Email Address: _____

☐ Applicant Name Carlos Castaneda Daytime Phone 431-9360
Mailing Address P.O. Box 430, Grover Beach, CA Zip 93483
Email Address: _____

☒ Agent Name Westland Engineering, Inc. Daytime Phone (805) 541-2394
Mailing Address 3480 S. Higuera #130, San Luis Obispo, CA Zip 93401
Email Address: info@westlandengr.com

PROPERTY INFORMATION

Total Size of Site: .56 Acres Assessor Parcel Number(s): 062-282-007
Legal Description: Certificate of Compliance 2005-015070
Address of the project (if known): 1350 16th Street, Oceano, CA
Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: _____

Describe current uses, existing structures, and other improvements and vegetation on the property:
Residential

PROPOSED PROJECT

Describe the proposed project (inc. size of all proposed parcels): Subdividing a single .56 acre parcel into three parcels 6,526 S.F., 7,004 S.F., and 10,892 S.F.

LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature [Signature] Date 12/13/05

FOR STAFF USE ONLY

Minimum Parcel Size: _____ ☐ sq. feet ☐ acres ☐ by PAS? ☐ by Ordinance?



4-13

Oceano Community Services District

1655 Front Street, P.O. Box 599, Oceano, CA 93475

(805) 481-6730

FAX (805) 481-6836

August 30, 2005

San Luis Obispo County
Department of Planning & Building
Rm 310, County Government Center
San Luis Obispo, CA 93408

*SUB 2004-00240
2005-00115*

Attention: Sue Kowal,

**SUBJECT: FIRE SAFETY PLAN FOR APN #062-282-007/ OCSD PROJ# 6349 /
OWNER/PROJECT: CASTANEDA / 3 LOT SPLIT**

Dear Ms. Kowal,

After reviewing information concerning building permit application, OCSD has determined that this falls under the EXCEPTION OF CONTENT REQUIREMENTS (Section 22. 05. 082 a (3)). As a result, the District will not require the builder to submit a fire safety plan.

If you have any questions, please feel free to call.

Yours truly,

OCEANO COMMUNITY SERVICES DISTRICT

Philip T. Davis

By Philip T. Davis, Utility Operations Supervisor
For Francis M. Cooney, General Manager

PTD:cc

RECEIVED
SEP 12 2005
PLANNING & Bldg



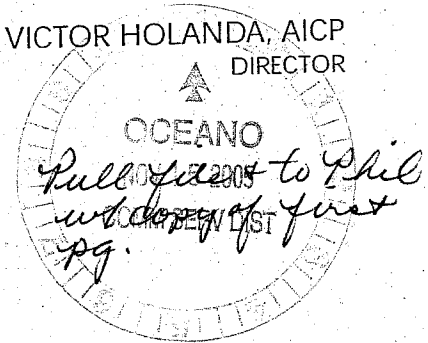
87

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

4-14

12
VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL



DATE: 11/13/05

TO: Oceano CSD

FROM: ☒ - South County Team ☐ - North County Team ☐ - Coastal Team

PROJECT DESCRIPTION: File Number: CO 05-0207 SUB2005-00115 Applicant: Castaneda
3 lot parcel map in Oceano, off 16th Street.
56 acres total. APN: 062-282-007

Return this letter with your comments attached no later than: 11/29/05

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

~~We recommend approval upon satisfactory completion of all requirements as stated in the OCSD Will Serve Letter.~~

11/18/05
Date

Philip T. Davis
Name Philip T. Davis

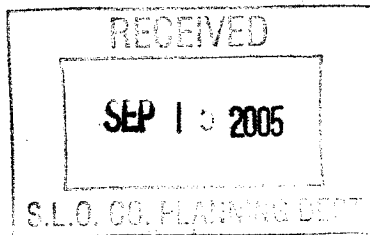
481-6730
Phone

County of San Luis Obispo • Public Health Department



September 14, 2005

Westland Engineering, Inc.
3480 South Higuera, Suite 130
San Luis Obispo, CA 93401

*Environmental Health Services*

2156 Sierra Way • P.O. Box 1489
San Luis Obispo, California 93406
(805) 781-5544 • FAX: (805) 781-4211

Gregory Thomas, M.D., M.P.H.
County Health Officer
Public Health Director

Curtis A. Batson, R.E.H.S.
Director

ATTN: TED ELDER/DAEDRE LARRISON
RE: TENTATIVE PARCEL MAP CO 05-0207 (CASTANEDA)
A.P.N. 062-282-007

Water Supply and Wastewater Disposal

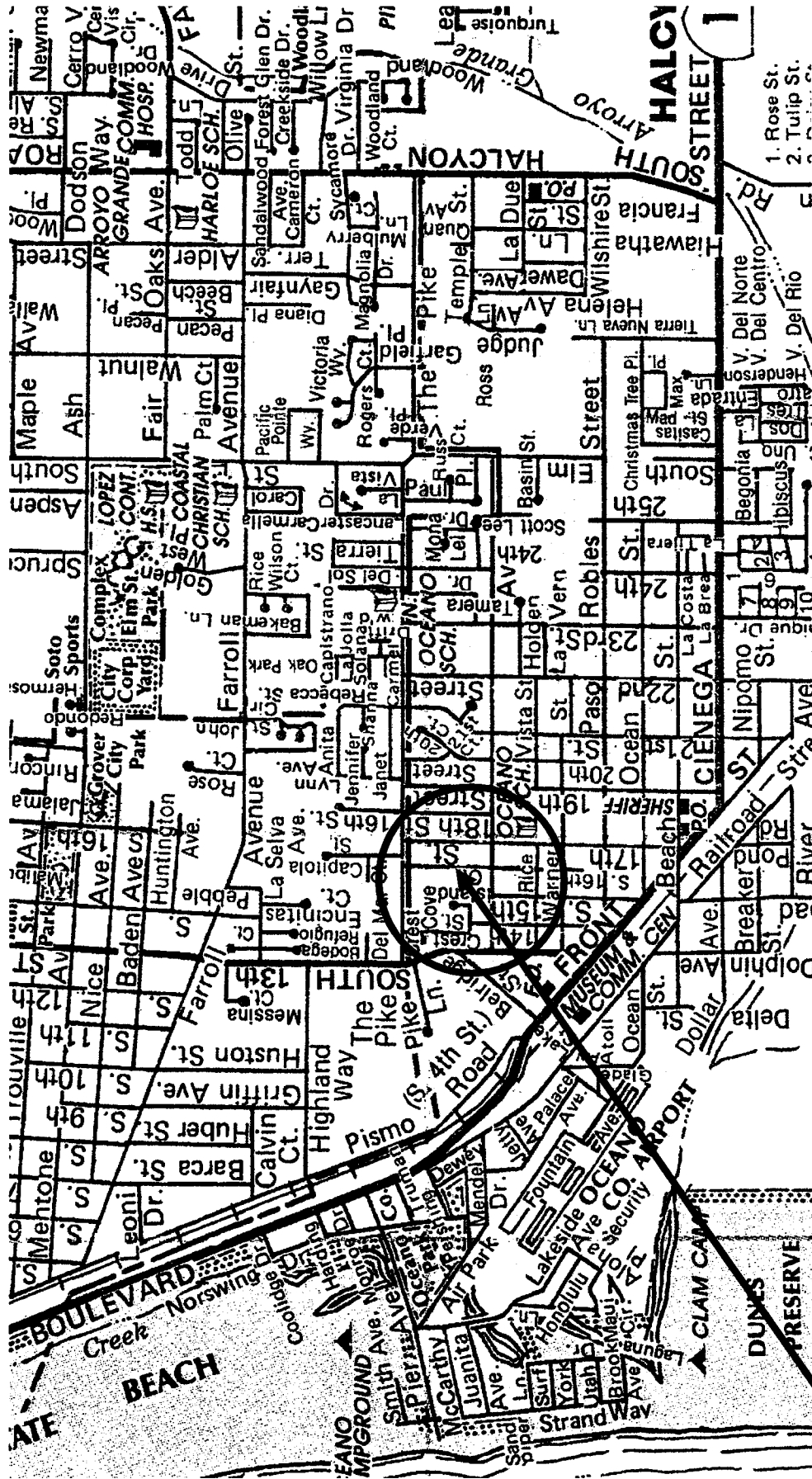
This office is in receipt of a **preliminary** intent to serve letter from the Oceano Community Services District to provide water and sewer services to the above noted parcel map. Be advised that a final can and will serve letter, with the appropriate parcel map number, will be required prior to recordation of the final map. The improvements for water and sewer in favor of the proposed parcels shall be built or bonded for **prior** to final recordation.

CO 05-0207 is approved for Health Agency subdivision map processing.

Laurie A. Salo

LAURIE A. SALO, R.E.H.S.
Senior Environmental Health Specialist
Land Use Section

c: Kami Griffin, County Planning
South County Team, County Planning
OCSD



SITE

PROJECT

Parcel Map
Castaneda SUB2005-00115

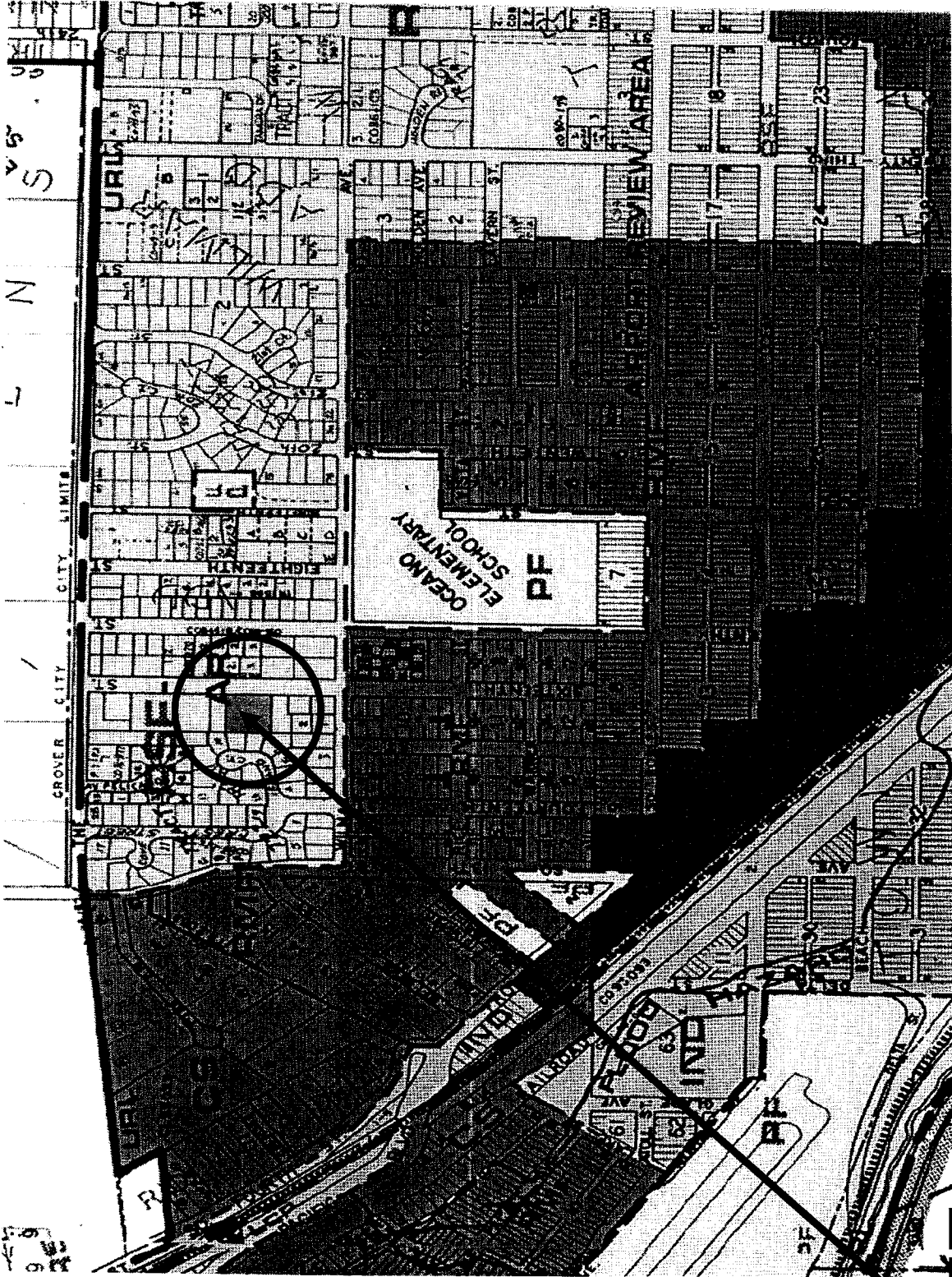


EXHIBIT

Vicinity Map

4-16

4-17



SITE

PROJECT

Parcel Map
Castaneda SUB2005-00115

EXHIBIT

Land Use Category



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SITE

PROJECT

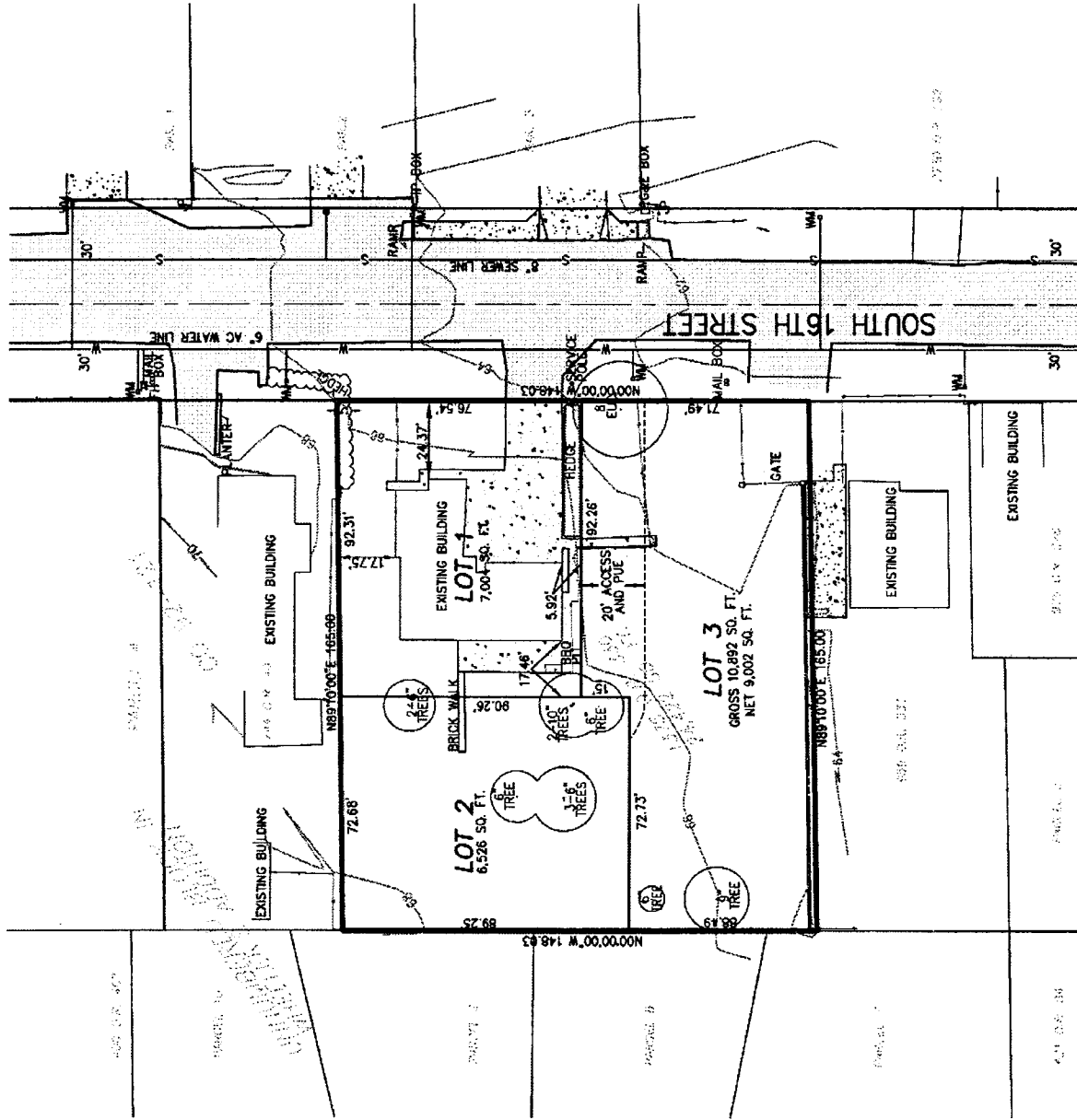
Parcel Map
Castaneda SUB2005-00115



EXHIBIT

Aerial

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EXHIBIT

Site Plan



PROJECT

Parcel Map
Castaneda SUB2005-00115

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